

Meeting with Councilwoman
Katy Yaroslavsky

Weingart Homeless Shelter
3340 Shelby Drive

November 13, 2025

Request to Suspend Operations at Weingart Shelby, 3340 Shelby Drive

- Soon-to-be homeless shelter **evicted an active senior assisted-living home – AND is now under *federal criminal investigation* for possible fraud.** There has already been one arrest.
- Yet the **City is still allowing taxpayer dollars to fund daily construction** and Councilwoman Katy Yaroslavsky has not publicly opposed the ongoing operation to support her constituents. Why?
- **In 2024, we warned the Councilwoman** and Mayor Bass about the possible fraud, the senior eviction, and the lack of transparency, but we were ignored.

Katy Yaroslavsky approved the Shelby site and related funding in June 2023, and since then did not engage in proper neighborhood outreach to inform her constituents. Most neighbors found out after a media article was printed by The Westside Current in May 2024, and then slowly from one another (“word of mouth”).

We formed a neighborhood coalition, *The Integrity Project*, to fight for transparency, accountability, responsible leadership, and the termination of this project.

- *The Integrity Project* represents several hundred households. We have been emailing Katy Yaroslavsky and the staff/team repeatedly, to ask for your support in pausing this project while the federal criminal investigation is ongoing. **No one has responded.**
- This project is run by the Weingart Center, whose CEO, former Senator Kevin Murray, was recently placed on leave, along with another executive, all while under federal investigation.
- Irresponsible to locate inside a family residential neighborhood when there are far more suitable sites within CD5. The guardrails that would be necessary to ensure a safe operation in a residential neighborhood simply are not yet in existence.
- Where are our representatives? We need you to respond to our messages, and finally represent the people who live here. **This meeting is not a replacement for the large, all-inclusive neighborhood meeting that members of The Integrity Project have requested.**
- Evicting seniors and diverting public funds meant for homeless people is not acceptable public policy.



Request to Suspend Operations at Weingart Shelby, 3340 Shelby Drive (cont'd.)

- An intermediary buyer was used in the sale, allegedly to conceal the evictions and to divert funds intended for homeless housing. The process **exploited emergency powers under LAAC §8.33, bypassing competitive bidding, public review, and oversight**, shielding those involved from scrutiny.
- The property was purchased by the Weingart Center from an intermediary for \$27.3 million, despite being in escrow at the same time and under a separate contract for just \$11.2 million (where the intermediary was the buyer and long-term owner, the seller), **in an allegedly prearranged double-escrow scheme**. Weingart and the City relied on a **highly questionable appraisal** - prepared by an appraisal company which at the time was blacklisted from federally backed mortgages - to justify the inflated price.
- The series of events raise serious questions about the underlying discussions and appropriateness of grant approvals. There is a great deal more to this financial story, which hopefully can be shared upon finality of the related federal criminal investigation.
- **As a founder of The Integrity Project, I am the researcher behind the initial delivery of data and materials to the FBI and to Bill Essayli's Homelessness Fraud and Corruption Task Force; I studied the 5,000+ pages of emails and contracts that I received from my Public Records Request Act.**
- In total, the funding stack now approximates \$60 million (\$27.3 million acquisition + \$20.5 million renovations + \$11.1 million operations + \$195,000 replacement reserves) to house up to around 75 residents under a model that cannot restrict drug or alcohol use.



Request to Suspend Operations at Weingart Shelby, 3340 Shelby Drive (cont'd.)

- Weingart Center and our Councilwoman Katy Yaroslavsky have repeatedly claimed that no drugs or alcohol will be allowed on-site. However, under California's "Housing First" model, enforcement of such rules is effectively prohibited, as state-funded housing programs must accept tenants regardless of substance use or behavioral issues.
- Weingart representatives and our Councilwoman Katy Yaroslavsky promised the facility would exclusively serve individuals aged 55 and older. Enforcing such an age restriction appears to conflict with the parameters of Homekey funding, the Homekey contract, other City funding and the City's Inside Safe parameters (more detail on this later).
- Introducing a low-barrier facility without effective protections is reckless and dangerous.
- Every day, families walk their children past this building on the way to Castle Heights Elementary School. If safety concerns rise, even older children may lose the ability to walk to school independently.
- As mentioned earlier, we raised all the flags in 2024 and were dismissed. During those conversations, Councilwoman Yaroslavsky assured neighbors that if the project failed to meet its promises, she would support restoring the property to a senior living facility. We call on Councilwoman Yaroslavsky now to honor that commitment.
- Other city leaders, such as Mayor Chen in Torrance and Mayor Negrete in Santa Monica, demonstrated that transparency and accountability can prevail. Both cities rejected similar proposals due to public safety and integrity concerns (more detail on this later).
- This is just the first step – oppose corruption and express the urgency to Mayor Bass, who can do the same and can mandate the operations cease. The City has a lien on the property. The City could sue for damages. The property can be properly sold / disposed of. We can help navigate the alternatives.



Katy Yaroslavsky approves Shelby site and funding in June 2023

All images below are excerpts from the same meeting approval package


Councilwoman Yaroslavsky's approval is clipped on the following page

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: June 16, 2023

CAO File No. 0220-00540-1666
 Council File No. 21-0112-S3
 Council District: 4, 5, 11, and 12

To: The Council
 The Mayor

From: *for* Matthew W. Szabo, City Administrative Officer 

Reference: Los Angeles Housing Department transmittal dated June 9, 2023; Received by the City Administrative Officer on June 12, 2023; Additional information received through June 15, 2023

Subject: **RECOMMENDATIONS RELATED TO THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT HOMEKEY PROGRAM, ROUND 3**

Table 1: Proposed City Homekey 3 Sites

Project Name	CD	Total Units (inc. Mgr. Units)	Interim Hsg. Units	HCD Homekey Request	City Capital	City Operating	Total City* Match Amount
Motel 6 – North Hills	12	111	110	\$ 32,060,000	\$ 11,880,000	\$ 16,060,000	\$ 27,940,000
Oak Tree Inn	4	27	26	8,460,400	3,834,200	3,796,000	7,630,200
Cheviot Hills – Shelby	5	76	75	26,580,000	20,471,800	\$11,096,000	31,567,800
Total		214	211	\$ 67,100,400	\$ 36,186,000	\$ 30,952,000	\$ 67,138,000

* Total City Match includes City Capital (acquisition and rehabilitation) plus City Operating.

RECOMMENDATIONS

That the Council, subject to approval of the Mayor:

- Note and file the Los Angeles Housing Department (LAHD) transmittal, dated June 8, 2023 (Report), relative to the State of California Department of Housing and Community Development's (HCD) Homekey Program, Round 3 (Homekey 3);
- Approve the recommended list of developers listed in Attachment A of the LAHD Report selected as potential co-applicants in response to the Homekey 3 Request for Qualifications;
- Adopt the Authorizing Resolutions, provided in substantial final form and included as Attachment 2 of this report, approving the LAHD's participation as a co-applicant in the HCD Homekey 3 Program, as required by the HCD, in order to submit the funding applications;
- Re-approve and obligate \$65.57 million for the Homekey 3 City match and funding recommendation letters:

Proposed LAHD Homekey 3 Sites

Count	Project Name	Applicant Name	CD	Housing Type	Total Units (inc. Manager Units)	Interim Housing Units	HCD Homekey Request	City Capital	City Operating	Total City Match Amount *
1	Motel 6 - North Hills	Hope the Mission/ CDRG	12	Interim Housing	111	110	\$ 32,060,000	\$ 11,880,000	\$ 16,060,000	\$ 27,940,000
2	Oak Tree Inn	Hope the Mission/ CDRG	4	Interim Housing	27	26	\$ 8,460,400	\$ 3,834,200	\$ 3,796,000	\$ 7,630,200
	Cheviot Hills - Shelby	Weingart	5	Interim Housing	76	75	\$ 26,580,000	\$ 20,471,800	\$ 11,096,000	\$ 31,567,800
				TOTAL	214	211	\$ 67,100,400	\$ 36,186,000	\$ 30,952,000	\$ 67,138,000

* Total City Match includes City Capital (acquisition and rehabilitation) plus City Operating.



This is significant because (1) it establishes the time since when Councilwoman could have been conducting community outreach to inform neighbors, gain support and collect feedback; (2) it is prior to the time that any property appraisals (dated July 26th and October 16th, 2023) were obtained by Weingart (does Councilwoman typically approve materially financial obligations and community impact projects in the absence of support for the cost?); (3) the property has not yet been purchased by Steven Taylor (does anyone do any simple diligence on who owns the properties, their recent sales history, etc.?); and (4) Councilmember and all others had knowledge that they were evicting seniors for homeless. See next page for the related approval -- of using an existing assisted living home – in June 2023

Katy Yaroslavsky approves Shelby site and funding in June 2023

Shelby property description and other funding related matters were included in the meeting materials, as illustrated below and on the prior page

The excerpt below here, is either the only, or one of the only times, in all of the public records reviewed, that the facility is properly referred to as an “existing Assisted Living facility.” Elsewhere it is called a motel, a residential property, and a “former” assisted living facility. This is the description to which Councilwoman signed off in June 2023.

How did the Councilmembers’ office condone evicting seniors to house homeless?

PROJECT DESCRIPTION

Shelby Drive Interim Housing is located at 3340 Shelby Dr. Los Angeles, CA 90034, in Council District 5. It will be an acquisition and rehabilitation of an existing Assisted Living facility built in 1968 with 76 rooms and multiple common and amenity areas. The goal of the project is to convert the facility into an interim housing development with 76 units of interim housing while converting office and other common areas into supportive service area and community amenities. It is an excellent location for interim housing, as the occupants will be in a pedestrian-oriented environment with easy access to retail and service jobs, high-quality transit, and other amenities. The facility consists of one wood-construction three-story building (two stories wood, 1 story concrete/parking). The three-story building has guest units, common areas, and offices on the first and second floors with underground parking, storage, laundry, and utility areas on the first floor parking garage. Rooms will be upgraded with new floor and wall coverings as needed, new windows and doors as needed, new bathroom fixtures such as toilet and shower as needed. ADA and other code upgrades will be made as needed. Security and site upgrades will be completed. Some offices and common areas will be reconfigured in order to create resident services and management offices. No units will be taken offline.

How did the Councilwoman’s office condone evicting seniors to house homeless when the Councilwoman herself states that evictions contribute to homelessness? See below...

“The best way to prevent homelessness is to keep people housed in the first place. Yet, too many tenants lose their homes simply because they can’t afford an attorney during eviction proceedings,” **said Councilmember Katy Yaroslavsky.** “By establishing a Right to Counsel for tenants, the City of Los Angeles will start to level the playing field for so many renters in Los Angeles facing eviction and keep more Angelenos housed.”

In April 2025, the Los Angeles City Council unanimously adopted a new **Right to Counsel Ordinance**, establishing a city-wide Right to Counsel program for tenants in the City of Los Angeles facing eviction who are unable to afford legal representation. **This was noted as the final step to adopting an ordinance, initiated by a motion brought forward in 2023 by Councilmember Raman and co-presented by Katy Yaroslavsky** (along with some other councilmembers).

<https://cd4.lacity.gov/press-releases/council-adopts-right-to-counsel-ordinance/>

CITY CLERK
 PETTY F. SANTOS
 EXECUTIVE OFFICER

CALIFORNIA

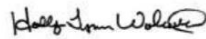
 KAREN BASS
 MAYOR

CITY CLERK
Council and Public Services Division
 200 N. SPRING STREET, ROOM 395
 LOS ANGELES, CA 90012
 GENERAL INFORMATION - (213) 978-1133
 FAX: (213) 978-1040
 PATRICE Y. LATTIMORE
 DIVISION MANAGER
CLERK.LACITY.GOV

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

Council File No.: 21-0112-S3
Council Meeting Date: June 28, 2023
Agenda Item No.: 36
Agenda Description: HOUSING AND HOMELESSNESS COMMITTEE REPORT and RESOLUTIONS relative to recommendations for the State of California Department of Housing and Community Development (HCD) Homekey Program Round 3 (Homekey3); and related matters.
Council Action: HOUSING AND HOMELESSNESS COMMITTEE REPORT AND RESOLUTIONS - ADOPTED FORTHWITH
Council Vote:

YES	Blumenfield	YES	de León	YES	Harris-Dawson
YES	Hernandez	YES	Hutt	YES	Krekorian
YES	Lee	YES	McOsker	YES	Park
ABSENT	Price Jr.	YES	Raman	ABSENT	Rodriguez
YES	Soto-Martinez	YES	Yaroslavsky		


 HOLLY L. WOLCOTT
 CITY CLERK



Nene Ogbechie <nene.ogbechie@lacity.org>

call request

1 message

Jenna Hornstock <jenna.hornstock@lacity.org>
To: Nene Ogbechie <nene.ogbechie@lacity.org>
Cc: Azeen Khanmalek <azeen.khanmalek@lacity.org>

Wed, Oct 4, 2023 at 8:51 PM

Hi Nene - can you turn this into a short call request for scheduling? It is for the Mayor to call CM Yaroslavsky...can be 15 mins call.

On September 8th, your staff met with Councilmember Yaroslavsky regarding the City's Homekey round 3 application to acquire a former senior living facility at 3341 Shelby St in CD 5. Approximately \$30 million from the Inside Safe acquisitions budget is being dedicated to providing the required matching funds and operating costs to purchase the site. Deputy Mayor Jared Rivera and Director of Affordable Housing Production Azeen Khanmalek attended from your staff, and were joined by the Councilmember, a variety of her staff, as well as Kevin Murray and Tonja Boykin of the Weingart Center. During the meeting, Councilmember Yaroslavsky expressed that utilizing the site to house older adults aged 55+ who are experiencing homelessness may be better for the local community. Kevin Murray and Tonja Boykin indicated that it would be possible to operate the site with a target of serving older adults. The City has dedicated sites to serving older adults in the past, most notably a Homekey 2 acquisition at 20205 Ventura blvd in CD 3. However the services and acquisition funding are from the Inside Safe program and your Chief of Housing and Homelessness and Inside Safe staff do not support limiting who can access the facility to seniors. If you agree with this recommendation, it is recommended that you call Councilmember Yaroslavsky to discuss use of the site consistent with the Inside Safe programmatic approach

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Jenna Hornstock (she/her)

Deputy Mayor of Housing
Office of Mayor Karen Bass

[Sign up for updates from the Mayor here](#)

This email documents Katy Yaroslavsky's September 8, 2023 meeting regarding the site, and follow-up regarding not limiting Shelby to those over the age of 55

What type of neighborhood outreach did Katy Yaroslavsky conduct after June 2023?

Our understanding that there was NO community outreach between June 28, 2023 (date of City Council approval) - November 21, 2023 (date of Homekey award announcement) - which would have been the ideal time to address extreme concerns and evaluate the site selection, and then very minimal and controlled outreach during 2024.

This is significant because the time frame of June 2023 – Dec 2023 is when neighbors could have shared feedback, and if they were strongly opposed to the project, there would have been opportunity to stop the project without difficulty, and to locate a different site – because Weingart didn't close on the purchase until January 3, 2024.

Weingart's deed is dated January 3, 2024, but the purchase is not recorded until April 12, 2024 – based on the public records, it is unclear what caused this recording delay, but the entirety of the funding did not occur until this later time.

This is significant because after the sale is recorded, it is recognized in public documents, and then disclosed via media outlets.

I emailed many people in the Councilwoman's office and CD5 generally in May and June 2024 (and beyond) expressing concern over the property, the sale prices and two owners. No one in CD5 engaged or seemed concerned. In this example, Vanessa forwards me directly to Tonja Boykin, COO of Weingart, who also was dismissive. Countless people in our neighborhood had the same experience.

I sent a detailed email, included various community concerns, financial red flags. Here is the reply. Consistent with others received.

In Jan 2024, one local HOA distributed this information as its only method of informing neighbors. **DOES NOT USE WORD HOMELESS NOR UNHOUSED.** Only ten households were present at related board meeting.

Shelby Drive is not located within the Cheviot Hills or Beverlywood HOAs and there was **no notification provided to any residents on Shelby Drive**, except possibly the one house that is immediately adjacent.



Please join us on Thursday, February 1, for the Cheviot Hills Home Owner's Association Board meeting to hear a presentation on the new interim housing site for seniors at the corner of Shelby and National. The presentation will be by the COO of the Weingart Foundation, who will be running the facility. A representative of the Mayor's office also will join us to answer any questions about the project.

The meeting will begin at 7:00 pm at the Griffin Club, located at 3084 Motor Ave.

On Tue, May 14, 2024 at 2:44 PM Vanessa Saldana <vanessa.saldana@lacity.org> wrote:
Hi Samantha,

Thanks for taking the time to write us with your thoughts on this important subject.

I will relay your concerns to Tonja Boykin from Weingart Center.

Sincerely,

What type of neighborhood community outreach did Katy Yaroslavsky or Weingart conduct on Shelby Drive? **None.**

After many repeated emails asking specifically how and when the residents on Shelby were notified, where initial replies were generalized and vague, Mia Jackson asks Tonja what “qualifier” was used for contact (e.g., a set distance). I posed the question to Tonja, but I viewed these internal emails via the PRA (they are discussing how to reply to me).

Tonja replies to Mia, and states they do not follow distance or radius. Rather, they use a list (presumably to call) those “adjacent to the site.” There is ONE HOUSE adjacent. **Were the homes directly across the street, diagonal, two houses down, or anywhere on Shelby for that matter, not considered within an impact zone? Who signed off on this process as acceptable?**

On Thu, May 23, 2024 at 1:27 PM Tonja Boykin <tonjab@weingart.org> wrote:

We we use the list provided by Jared and Miriam from your office. It only was for those adjacent to the site. We did not go within a block or radius just the folks that they gave us information for.

Tonja then replies to me, stating “neighbors” were called and that the residents of my address were nonresponsive. That is because I am not adjacent, and no one called.

Gary Gero and David Greeman sent email replies internally to Tonja, saying that Tonja’s reply to me “Looks fine to me in that case” and “Same with me.” Jared Rivera is also copied on these emails.

From: Mia Jackson <mia.jackson@lacity.org>
Sent: Thursday, May 23, 2024 1:23:40 PM
To: Tonja Boykin <tonjab@weingart.org>
Cc: Gary Gero <gary.gero@lacity.org>; David Greenman <david.greenman@lacity.org>; Jared Rivera <jared.rivera@lacity.org>
Subject: Re: Email to Ms. Nussbaum -

CAUTION: EXTERNAL EMAIL

Thanks Tonja.

What was our qualifier for reaching out to adjacent residents (within a block, 1,000 ft, etc.)? Maybe include that in the first bullet.... WCA began calling neighbors on Shelby Drive within a _____ radius to the site.

Good Afternoon Ms. Nussbaum-

On November 21, 2023, the day the award announcement was made, WCA did the following;

- WCA began calling neighbors on Shelby Drive adjacent to the site.
- The residents of 3327 Shelby Drive were nonresponsive.

Other Local Leaders are Making Good Choices And we must do the same

Santa Monica Case Study

Recently, in **Santa Monica**, Mayor Lana Negrete relied on **lack of community input** to empower County Commissioner Lindsey Horvath to pull County money and terminate the two transitional housing facilities **after community outcry**.
https://www.surfsantamonica.com/ssm_site/the_lookout/news/News-2025/November-2025/11_10_2025_Council_Given_Early_Notice_of_Ocean_Avenue_Projects.html

And more recently, on Nov 10th, it was reported by the *The Westside Current* that the Santa Monica City Council “approved new transparency measures after Los Angeles County Supervisor Lindsey Horvath halted a behavioral health housing project that was set to open within weeks.....”

...Neighbors told *The Westside Current* they were never informed about the development until it was almost ready to open. City and county officials said they learned of the project only after funding had already been approved...

...Moving forward, the Council directed staff to create a transparent community engagement process for any future County-driven or privately funded supportive or behavioral health housing projects within Santa Monica. City officials said the new measures reflect a commitment to open communication with residents and aim to ensure that future projects include meaningful public participation.”

https://www.westsidecurrent.com/news/santa-monica-council-approves-transparency-measures-after-county-halts-ocean-front-ave-project/article_8c1baa04-31f8-4722-9961-373f96a2f2d8.html



Torrance Case Study

Torrance Mayor George K. Chen supported his constituents in a similar manner, also involving the termination of a proposed Weingart project:

“This outcome reflects the collective efforts of the City Council and the community. **Residents, businesses, and community organizations actively advocated for their concerns, ensuring that their voices were heard throughout the process,**’ wrote the City of Torrance on its website this week following the announcement that the nonprofit Weingart Center withdrew its HomeKey+ application to convert the Extended Stay America Hotel at 3525 Torrance Blvd into a 120-unit permanent supportive housing facility...

But after Los Angeles County, alongside Weingart Center, submitted a HomeKey+ application to convert the Extended Stay America Hotel, the Torrance City Council held a special meeting open to the public in May. At this meeting, **the council unanimously rejected the project and formally requested that the California Department of Housing & Community Development (HCD) reject the site. However, on May 27, the Los Angeles County Board of Supervisors unanimously approved the project, despite the City’s formal opposition.** Then on June 2, the City made its next move and contacted the offices of **Governor Gavin Newsom, State Senator Ben Allen, Assemblymember Al Muratsuchi, and U.S. Attorney Bill Essayli.**

A few days later, the City formally requested that the HCD deny the proposed project based on the lack of community engagement, inappropriate site selection, unresolved service capacity issues, financial concerns regarding the inflated purchase price, and strong local opposition.

At the end of June, **Torrance Mayor George K. Chen** and City staff met at **Supervisor Janice Hahn’s** office in San Pedro to present alternative sites for the proposed Homekey+ location. Throughout the protracted fight, however, the City maintained that it is willing to continue doing its fair share as a municipality to fight homelessness.”

<https://losangelescountypolitics.com/torrance-stops-proposed-supportive-housing-facility/>



YOUR CONSTITUENTS NEED YOU TO FOLLOW THIS LEAD. GIVEN FEDERAL CRIMINAL INVESTIGATION, ARRESTS, SENIOR EVICTION, FINANCIAL CRISIS, NEIGHBORHOOD OUTRAGE, YOUR OFFICE’S LACK OF COMMUNITY ENGAGEMENT, AND ARGUABLY AN INTENT TO CONCEAL, IT SEEMS LIKE AN EASY CHOICE

As background, the email included here is just one of multiple pieces of evidence that Karen Bass's office had knowledge of the \$47 million available for the operation, in May 2023, before any appraisals were conducted and before a signed purchase agreement was in place, when the building was still available for its FMV of \$11 million.

In fact, Steven Taylor opened escrow in June 2023 for \$11 million. Other documents suggest that Steven Taylor was used as a strawman, placed in sequence to buy low so Weingart could buy at an inflated value. Meanwhile, Weingart is securing credit / additional loans based off of inflated property valuations.

Where is the \$16 million in profit and why is the Councilwomans's office so quick to disregard these questions?

From: Daniel Huynh <daniel.huynh@lacity.org>
To: Ann Sewill <ann.sewill@lacity.org>
CC: Eric Claros <eric.claros@lacity.org>, Yaneli Ruiz <yaneli.ruiz@lacity.org>
Date: 5/31/2023 2:54:10 PM
Subject: Re: PHK 3.0 Site - 3400 Shelby Drive in Castle Heights

Thanks Ann. Will do. This is with Weingart.

On Wed, May 31, 2023 at 2:29 PM Ann Sewill <ann.sewill@lacity.org> wrote:

Remember that we need to stay within the NOFA parameters so we're not taking in sites with no developers. If we think this one could work should suggest to Azeen that the broker who brought it to him reach out to the list of approved developers.

On Wed, May 31, 2023 at 1:21 PM Daniel Huynh <daniel.huynh@lacity.org> wrote:

Ann,

FYI. Azeen just emailed us the attached listing and shared to use the \$47M.

Address: 3400 Shelby Drive
Council District: 5
76 units

We're going to look at this deal and will shortly update our Sources & Uses PHK 3.0 doc.

Daniel Huynh | Assistant General Manager



Housing Development Bureau
Los Angeles Housing Department
T: 213.808.8901
E: daniel.huynh@lacity.org



Homekey requirements, despite promises of “no drugs or alcohol” and “over age 55” and “criminal background checks”

29. Occupancy

The Assisted Units shall be occupied by the Target Population, and such units shall be in decent, safe, and sanitary condition at the time of their occupancy. In addition, the Grantee shall certify, upon occupancy, that it will employ the core components of Housing First (as set forth at Welfare and Institutions Code section 8255) as part of its property management plan and Supportive Services plan.

30. Tenant Selection

Referrals to Assisted Units shall be made through the local Coordinated Entry System (“CES”), or another comparable prioritization system based on greatest need shall be used. All referral protocols for Assisted Units shall be developed in collaboration with

It is our understanding that these alleged rules violate the funding terms and conditions of the property - the City's matching funds, the Homekey contract, the Welfare and Institutions Code section 8255, which is incorporated by reference into the Homekey contract, and is consistent with *Inside Safe* and *Housing First*.

Continue to mislead; the senior home was called a “hotel” in the Homekey contract

- 1) Acquisition and rehabilitation of a hotel to provide Interim Housing for the Target Population.

Excerpts to the left are from pages 16-17 of the Homekey contract (see Email Production #1 starting on page 477)

Welfare and Institutions Code section 8255:

“Core components of Housing First’ means all of the following:

(1) Tenant screening and selection practices that promote accepting applicants **regardless of their sobriety or use of substances**, completion of treatment, or participation in services.

(2) Applicants are **not rejected on the basis of** poor credit or financial history, poor or lack of rental history, **criminal convictions unrelated to tenancy, or behaviors that indicate a lack of “housing readiness....**The use of alcohol or drugs in and of itself, without other lease violations, is not a **reason for eviction.**

[https://codes.findlaw.com/ca/welfare-and-institutions-code/wic-sect-8255/#:~:text=California%20Welfare%20and%20Institutions%20Code%20\(WIC\)%20%20C%27A7,rights%20and%20responsibilities**%20*%20**Incentives%20for%20funding**](https://codes.findlaw.com/ca/welfare-and-institutions-code/wic-sect-8255/#:~:text=California%20Welfare%20and%20Institutions%20Code%20(WIC)%20%20C%27A7,rights%20and%20responsibilities**%20*%20**Incentives%20for%20funding**)

This is the **RENOVATION BUDGET** – for an existing assisted living home – the amount of this budget was approved by Karen Bass’s office before property appraisals, without evidence of needs – is this acceptable to Katy Yaroslavsky’s office?

Weingart’s “**FACT Sheet**” states:

“Construction is expected to be minimal given the site’s prior use as a senior living facility.”

This budget would appear to indicate otherwise. Weingart had already asked for and received \$20 million for renovations. Does Weingart and does the Councilwoman view a \$20 million dollar renovation to be minimal? The scope of the project was known at the time the **FACT Sheet** was prepared.



Weingart HK Shelby SHOULD MATCH BUDGET FROM LOAN AGREEMENT
Project Budget: Sources, Disbursements & Remaining Balances

DRAW 1

	Total Budget	Change Amount	Revised Budget	LAHD Original Budget	Previous Change Order	Current Change Order	LAHD Revised Budget	LAHD Disbursed to Date	Current Draw	Total Disbursed W/ Draw	LAHD Remaining Balance
ACQUISITION/ LAND COSTS											
1 Purchase Price/Acq.	\$27,330,000.00		\$27,330,000.00	\$20,471,800.00	\$0.00	\$0.00	\$20,471,800.00	\$0.00	\$20,471,800.00	\$20,471,800.00	\$0.00
2 Title & Closing Costs	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3 Appraisal	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL ACQUISITION/ LAND COSTS	\$27,330,000.00		\$27,330,000.00	\$20,471,800.00	\$0.00	\$0.00	\$20,471,800.00	\$0.00	\$20,471,800.00	\$20,471,800.00	\$0.00
DIRECT CONSTRUCTION COSTS											
4 Demolition/ Toxic Abatement	\$400,000.00		\$400,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5 Residential Construction	\$7,930,000.00		\$7,930,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6 Parking Structure	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7 On Site Improvements	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8 Off Site Improvements	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9 Landscaping/Irrigation System	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10 Contractor's Overhead & Profit	\$666,400.00		\$666,400.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11 General Conditions	\$499,800.00		\$499,800.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12 Performance Bond	\$189,924.00		\$189,924.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
13 Construction Contingency	\$1,392,236.00		\$1,392,236.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sub-Total Direct Constr. Costs	\$11,078,360.00	\$0.00	\$11,078,360.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PREDEVELOPMENT/ SOFT COSTS											
14 Arch. & Eng / Reimbursables	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
15 Arch. & Engineering / Design	\$425,000.00		\$425,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
16 Audit/ As-built Appraisal	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
17 Bridge Loan (Fees, Interest)	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
18 Building Fees & Permits	\$175,000.00		\$175,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
19 Capitalized Operating Reserve	\$934,177.00		\$934,177.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
20 Capitalized Supportive Service	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
21 Common area furnishings	\$309,000.00		\$309,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
22 Constr. Lender (Legal, Fees, Int)	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
23 Construction Manager	\$105,000.00		\$105,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
24 Development Consultant	\$10,000.00		\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
25 Environ Doc/Toxic Report	\$27,500.00		\$27,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
26 Holding Costs	\$58,320.00		\$58,320.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
27 Insurance Builder's Risk/Liability	\$401,924.00		\$401,924.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
28 Legal-Organizational	\$70,000.00		\$70,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
29 Marketing/Advertising Expenses	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
30 Permanent Loan Fees	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
31 Real Estate Taxes	\$100,000.00		\$100,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
32 Relocation Expenses	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
33 Surveys/Soils/Variations	\$50,000.00		\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
34 Syndication Fees (legal)	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
35 TCAC/ CDLAC Fees	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
36 Title & Recording (Const/ Perm)	\$35,000.00		\$35,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
37 Indirect Soft Cost Contingency	\$298,319.00		\$298,319.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
38 Other-	\$260,000.00		\$260,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
39 Deferred Developer Fee	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
40 Developer's Fee	\$1,452,000.00		\$1,452,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sub-Total Predevelopment/ Soft Costs	\$4,711,240.00	\$0.00	\$4,711,240.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SUB-TOTAL LAND COSTS	\$27,330,000.00	\$0.00	\$27,330,000.00	\$20,471,800.00	\$0.00	\$0.00	\$20,471,800.00	\$0.00	\$20,471,800.00	\$20,471,800.00	\$0.00
SUB-TOTAL CONSTRUCTION COSTS	\$11,078,360.00	\$0.00	\$11,078,360.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SUB-TOTAL PREDEVELOP/ SOFT COSTS	\$4,711,240.00	\$0.00	\$4,711,240.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL DEVELOPMENT COSTS	\$43,119,600.00	\$0.00	\$43,119,600.00	\$20,471,800.00	\$0.00	\$0.00	\$20,471,800.00	\$0.00	\$20,471,800.00	\$20,471,800.00	\$0.00

Councilwoman's Recent Email Blast: Our First Look at the City's Fiscal Health November 10, 2025

“One of the City’s biggest fiscal risks is new spending without a clear way to pay for it...” The Weingart Center is being investigated for criminal activity, for fraud; they are unfit to run a homeless shelter in our neighborhood, that should be non-negotiable. It is also possible they lose their non-exempt tax status as the result of investigations. You can either support the fraud or stand with us as a victim.

If you were to propose a new homeless operator replace Weingart, you would be looking at tens of millions of new dollars to create an operating subsidy to cover the required 15 years as mandated under the Homekey contract (Weingart only provided evidence of four-six years). It should also be evident that money was spent on unnecessary renovations and the costs to provide the type of high-level security and extra policing that would be absolutely critical to even propose to put a homeless facility in a residential neighborhood was certainly not accounted for in the budget of this project. Do you defend \$80 million for a 75-person shelter?

“The City Attorney’s Office is on track to spend nearly \$25 million on outside counsel contracts, five times its usual level...” Does this include the \$5 million of Gibson Dunn legal fees that have been incurred to defend Mayor Bass in the homelessness lawsuit? Litigation is expensive. We would like to come to a reasonable solution here that does not require the neighborhood (or the City) paying for an attorney, but we cannot move forward with the destruction of our neighborhood to support fraud.

See text flagged in red. These statements do not support having additional police dedicated to our area to protect us from inevitable consequences of having a homeless shelter next door to our babies and grandparents. Or did you already set aside separate police funds for the Shelby site?



COUNCILWOMAN

KATY YAROSLAVSKY

LOS ANGELES COUNCIL DISTRICT 5

Last week, the Budget and Finance Committee reviewed the City's first Financial Status Report of the fiscal year. The report shows we are in a more stable position than last year, but the margin for error is razor-thin. The City is projected to overspend this year by \$263 million. We've found \$183 million in offsets, but still have \$80 million unfunded. Our reserves are back up to 5.04 percent, slightly above the policy minimum of 5 percent. We are holding steady, but just barely.

One of the City's biggest fiscal risks is new spending without a clear way to pay for it. Departments and Council offices have requested tens of millions in additional funding for projects and priorities without any identified source. These items come to the Council one at a time, each with a small price tag that can seem manageable on its own. But together, they add up fast. Anyone who manages a family budget knows that letting small expenses pile up is often how things go south. That is why the Budget Committee directed that each Financial Status Report include a list of unfunded requests, starting with this one. Every new funding request adds pressure to a fragile budget, and without new revenue, every dollar we spend on something new has to come from somewhere else, which means cutting another service.

The main sources of overspending so far are the City Attorney's Office, LAFD, Sanitation, and LAPD. The City Attorney's Office is on track to spend nearly \$25 million on outside counsel contracts, five times its usual level. LAFD faces an \$87 million overage tied to civilian hiring, unbudgeted salary payouts, sworn bonuses, wildfire deployments, and delayed reimbursements. Sanitation is projected to exceed its budget by \$30 million because the increase to the Solid Waste Resources Revenue Fund took effect too late.

LAPD's hiring pace is the other major driver. The department is hiring faster than expected, which in any other year would be great news. But with hiring budgets constrained and no new revenue to pay for it, that progress comes at a cost. If we keep hiring above what is funded, the only options are to stop hiring midyear or lay off other staff to pay for it. Both would hurt services Angelenos rely on. I want us to hire more officers, but we have to do it responsibly and keep the budget honest.

Our job is to hold the line. That means sticking to the budget we passed, avoiding midyear spending, and preparing for upcoming costs like Convention Center debt, future labor contracts, and potential revenue declines. The City's finances are stable today because we made hard choices last spring. Staying disciplined will keep us that way.

All my best,
Katy

Recent Media and Press Exposure

- <https://fb.watch/Dhi3zvlqu4/?mibextid=wwXlfr>
- <https://x.com/mattseedorff/status/1987777508662792211?s=48>
- https://www.westsidecurrent.com/news/city-to-push-ahead-with-cheviot-hills-project-homekey-site-under-federal-investigation/article_9d761ccc-c9f5-433b-85f6-ca9688d5c8a5.html
- <https://www.latimes.com/california/story/2025-11-01/homeless-service-providers-ceo-placed-on-leave-law-firm-to-probe-property-valuations>
- <https://www.latimes.com/california/story/2025-10-16/doj-accuses-people-of-fraud-in-homeless-funding>
- https://www.westsidecurrent.com/news/looking-for-16-1-million-city-approves-homekey-funds-to-pay-double-for-senior-center/article_6532da30-2dda-11ef-9801-0ffc80548ba.html
- <https://kfiam640.iheart.com/featured/the-john-kobylt-show/content/2025-11-10-1119-the-john-kobylt-show-cheviot-hills-residents-against-new-homeless-shel/>
- <https://nypost.com/2025/10/16/us-news/la-developers-allegedly-misused-millions-in-homeless-funding-feds/>

Apparently, federal indictments and FBI probes won't stop LA's criminally fraudulent and wasteful homeless non profit network and corrupt politicians.



Los Angeles Times

